



Community Development Department

801 228th Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: www.sammamish.us

SEPA Threshold Determination

Determination of Non-Significance (DNS)

Project # SDT2016-00380

Description of proposal: The proposal is to incorporate low impact development principles into the City's development codes and standards. The proposed code amendments result from a requirement under the 2013-2018 National Pollution Discharge and Elimination System Western Washington Phase II Municipal Stormwater Permit (NPDES Permit) to review and revise development codes and standards to incorporate low impact development principles. The proposed amendments will incorporate low impact development principles into the City's development standards and regulations; specifically, the following sections: Sammamish Municipal Code (SMC) 13.10, 13.20, 16.15, 21A.15, 21A.25, 21A.30, 21A.35, 21A.40, 21B.15, 21B.25, 21B.30, and 21B.35. The proposal also includes adopting the 2016 King County Surface Water Design Manual (KCSWDM), with a local addendum to address conditions specific to the City of Sammamish. The adoption of the 2016 KCSWDM represents the best available science for stormwater management and is a requirement under the 2013-2018 NPDES Permit. More information about the low impact development codes and standards is available at: <http://www.sammamish.us/government/departments/public-works/current-projects/low-impact-development-lid-code-review-and-update/>

The City Council held a public hearing regarding the Storm and Surface Water Management Comprehensive Plan on November 1, 2016. The Council plans to hold a second reading of the ordinance to adopt the Storm and Surface Water Management Comprehensive Plan on December 6, 2016.

Proponent: City of Sammamish, Department of Public Works

Location of proposal: The Surface Water Design Manual and LID Code Amendments apply within the corporate boundaries of the City.

Lead agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted in writing and received by the deadline described below. Pursuant to SMC 20.15.130 there is no administrative appeal process for this action.

Further information is available at:

City of Sammamish
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
By phone at (425) 295-0500 and on the web at: www.sammamish.us

Contact person:

David Goodman, Management Analyst
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
(425) 295-0534

Date of issuance: November 9, 2016

Responsible official:

David Pyle, Deputy Director
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
425.295.0500

Responsible Official Signature

Date

You may comment on this determination. Send comments to:

SEPA Responsible Official
City of Sammamish
801 228th Ave SE
Sammamish, WA 98075

Deadline: Comments must be received at the address above by **November 23, 2016 at 5pm**, per SMC 20.15.070.



Community Development Department
801 228th Avenue SE
Sammamish, WA 98075-9509
Phone: 425-295-0500
Fax: 425-295-0600
City Hall Hours: 8:30am-5:00pm
Permit Center: 8:30am-4:00pm
Web: www.sammamish.us
www.mybuildingpermit.com

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

City of Sammamish LID Code Amendments and Surface Water Design Manual

2. Name of applicant: [\[help\]](#)

City of Sammamish, Public Works Department

3. Address and phone number of applicant and contact person: [\[help\]](#)

Tawni Dalziel, Senior Stormwater Program Manager
Public Works Department
City of Sammamish
801 228th Ave SE
Sammamish, WA 98075
425-295-0567

4. Date checklist prepared: [\[help\]](#)

October 3, 2016

5. Agency requesting checklist: [\[help\]](#)

City of Sammamish

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Final action on the proposal by the City Council is expected to occur in late fall of 2016. Per the 2013-2018 National Pollution Discharge and Elimination System Western Washington Phase II Municipal Stormwater Permit requirement, the revised codes and stormwater manual are to be effective no later than December 31, 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes. It is expected that the city will receive applications for development and redevelopment after adoption of the proposal that will affect how runoff is addressed city-wide.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No known applications are pending.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

The City Council will consider the Planning Commission's recommendation and adopt an ordinance implementing the new surface water design manual and code amendments. For those code amendments not requiring consideration and recommendation by a city commission, the City Council will consider those amendments and take action.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

This proposal is to incorporate low impact development principles into the City's development codes and standards. The proposed code amendments result from a requirement under the 2013-2018 National Pollution Discharge and Elimination System Western Washington Phase II Municipal Stormwater Permit (NPDES Permit) to review and revise development codes and standards to incorporate low impact development principles. The proposed amendments will incorporate low impact development principles into the City's development standards and regulations; specifically the following sections:

- Title 13 – Surface Water Management
 - Chapter 13.10 SMC [Definitions]
 - Chapter 13.20 SMC [Surface Water Runoff Regulations]
- Title 16 – Buildings and Construction
 - Chapter 16.15 SMC [Clearing and Grading]
- Title 21A – Development Code
 - Chapter 21A.15 SMC [Technical Terms and Land Use Definitions]
 - Chapter 21A.25 SMC [Development Standards – Density and Dimensions]
 - Chapter 21A.30 SMC [Development Standards – Design Requirements]
 - Chapter 21A.35 SMC [Development Standards – Landscaping and Irrigation]
 - Chapter 21A.40 SMC [Development Standards – Parking and Circulation]
- Title 21B – Town Center Development Code
 - Chapter 21B.15 SMC [Technical Terms and Land Use Definitions]
 - Chapter 21B.25 SMC [Development Standards – Density and Dimensions]
 - Chapter 21B.30 SMC [Development Standards – Design Requirements]
 - Chapter 21B.35 SMC [Development Standards – Landscaping and Irrigation]

The proposal also includes adopting the 2016 King County Surface Water Design Manual (KCSWDM), with a local addendum to address conditions specific to the City of Sammamish. The adoption of the 2016 KCSWDM represents the best available science for stormwater management and is a requirement under the 2013-2018 NPDES Permit.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]


Applies city-wide.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Tawni Dalziel

Position and Agency/Organization Sr. Stormwater Program Manager, PW, City of Sammamish

Date Submitted: 10/27/16

D. Supplemental sheet for non-project actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal should decrease discharges to water. N/A for the remaining topics.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Adoption of the proposed code amendments and amended standards will not increase potential impacts to plants and animals. Low impact development principles and BMPs

tend to enhance base flows to streams thereby enhancing habitat for plants, animals, and fish.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Adoption of the proposal will not negatively affect environmentally sensitive areas or areas designated or eligible for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Adoption of the proposal will not affect any land or shoreline areas. The proposal is designed to provide equivalent levels of development opportunity through providing a mix of surfaces where feasible.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal is consistent with the objectives under the City's Phase II NPDES Permit, which is required under the federal Clean Water Act.

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives:

The objective of the proposal is to review and revise the City's development codes and standards to incorporate low impact development principles and best management practices. Low impact development principles are "land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff." LID best management practices are engineered stormwater control and treatment facilities such as bioretention, permeable pavement, dispersion, rainwater collection systems, and vegetated roofs. The amendments to the City of Sammamish's codes and standards involve the integration of LID principles and BMPs.

Specify the purpose and need to which the proposal is responding:

The proposed code amendments and proposal to adopt the 2016 King County Surface Water Design Manual result from a requirement under the 2013-2018 National Pollutant Discharge and Elimination System Western Washington Phase II Municipal Stormwater Permit (NPDES Permit) to review and revise development codes and standards to incorporate LID principles and BMPs. The NPDES Permit is issued by the Washington State Department of Ecology and is required for stormwater discharges under the federal Clean Water Act. The intent of the review and revision process is to make LID the preferred and commonly-used approach to site development. The process and proposal is required under the City's NPDES permit and achieves compliance with the condition.

State the major conclusions, significant areas of controversy and uncertainty:

The Project team reviewed the City's development codes and standards and found the codes supportive of LID principles, but also found opportunities to incorporate LID BMPs and principles. The proposed amendments are designed to reduce impervious surfaces, reduce native vegetation loss and reduce stormwater runoff by encouraging / incentivizing the use of LID site planning techniques. Incentives such as increased density and height may be earned through the culmination of "technique points". Concerns have been raised about the

impacts to the character of single family neighborhoods through the use of height/density incentives. The proposed amendments also include measures to reduce impervious surfaces through the use of a minimum yard area requirement that incentivizes the use of permeable pavement and native vegetation retention. The adoption of the 2016 KCSWDM will require developers to install on-site stormwater LID BMPs on individual lots and covenants will be required to be recorded to ensure the ongoing maintenance of these facilities. Proposal details may evolve as a result of public input and City Council deliberation, to ensure that the proposal achieves the City's Phase II NPDES Permit objectives.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action:

Issues to be resolved include development of an appropriate approach to the incorporation of LID principles into the City of Sammamish's development codes and standards. Alternative courses of action include: not adopting the 2016 King County Surface Water Design Manual (KCSWDM) or amending the City's development codes and standards to incorporate LID principles. In terms of environmental impacts, not adopting the 2016 KCSWDM and amending the City's development codes and standards may result in environmental impacts related to equivalent, and not reduced, levels runoff, erosion, and pollutants reaching water bodies. Not adopting the 2016 KCSWDM and amending the City's codes and standards would also be inconsistent with the City's Phase II NPDES Permit objectives.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated:

The proposal is a non-project action to adopt the latest King County Surface Water Design Manual and incorporate low impact development principles into the City's development codes and standards on a city-wide basis. There are no significant adverse impacts resulting from that action. The proposal should result in decreased environmental impacts by reducing stormwater runoff related to new development and redevelopment proposals. Consequently, no significant adverse environmental impacts are anticipated. At the project level, SEPA review will be required for those projects not exempt from environmental review.

Describe any proposed mitigation measures and their effectiveness:

No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore no mitigation measures are proposed.